



SIGN CODE ADVISORY AND APPEALS BOARD

WEDNESDAY, February 11, 2015

County-City Public Works Building

201 N. Stone Avenue

Tucson, AZ 85701

Basement Conference Room "C"

LEGAL ACTION REPORT

Call to Order: 2:05 p.m.

On property subject to the Pedestrian Business District, the applicant proposes to install a freestanding sign structure along both Granada and Church Avenues, requesting height of these signs to be taken from grade at the base of the sign. The freestanding sign structures would each contain two signs; electronic message centers and static lettering on one side, with the other side containing static lettering and changeable panels; a total of four freestanding signs with two each along two street fronts. The proposal includes two additional freestanding signs located in courtyards, directional signs along Granada Avenue, Church Avenue, and Cushing Street, wall signage on the east and west building elevations, and a canopy sign on the east building elevation. The applicant's proposal requires variances to the following:

3. Chapter 3, Article V, Sign Types and General Regulations,
Section 3-69. Traffic directional signs.
C. Maximum area: Six (6) square feet per face.

4. Chapter 3, Article V, Sign Types and General Regulations
Section 3-69. Traffic directional signs.
D. Maximum height: Three (3) feet.

- **Variances 1, 2, 5, & 6 were withdrawn by the applicant at the beginning of the hearing.**

Mr. Santa Maria made a motion to approve requested variances 3 & 4 with the following condition:

1. Substantial compliance with the "Rio Nuevo Tucson Convention Center Site Signage" plans submitted in support of the requested variances. Other than incidental signage, no additional building mounted or freestanding signs may be installed without a new public hearing before the Sign Code Advisory and Appeals Board.

The motion was seconded by Mr. Coppola. The motion passed with a 4-0 vote.

Issue – This is an appeal of a Sign Code Administrator’s Determination (T15SA00002). The applicant is Burton & Associates Architects on behalf of National Retail Properties LP/Mister Carwash. The plans submitted in support of the request depict a 128 square foot illuminated sign cabinet on the north face of a wall perpendicular to the front of the building and Oracle Road. The Sign Code Administrator has determined the proposed sign is a prohibited roof sign.

Should the determination be upheld, the applicant is requesting approval of a special permit to allow the sign as an integrated architectural feature sign. The plans submitted in support of the request for the Sign Code Administrator’s determination also require two variances; 1) to allow an increase in allowed sign area for signage attached to the building and canopies, and 2) a variance for mounting a sign in a manner not compatible with SCZ district requirements.

Applicable Sign Code Regulations:

Article V, Sec. 3-53. Prohibited signs enumerated.

No person shall erect, alter, or relocate any sign of the type specified in this section, or of the types specified in sections 3-54 and 3-55.

...

G. *Roof signs:* Signs that are erected upon, against, or directly above a roof, or on top of or directly above the parapet of a building, except as allowed as a canopy sign per Sec. 3-59, or a historic landmark sign (HLS) per Sec. 3-71.

Article IV, Section 3-42. Integrated architectural features.

To encourage and promote a harmonious relationship between buildings and signs, the Sign Code Advisory and Appeals Board (SCAAB) is authorized to approve a special permit in accordance with Article XI of this sign code for signs that are designed into and constructed as part of an integrated architectural feature of a building where strict application of the provisions of this sign code would otherwise prohibit such signs.

Article VI, Division 3, Sec. 3-83 Scenic corridor zone (SCZ) district.

A. *Location:* The scenic corridor zone (SCZ) district includes any portion of property or parcels within four hundred (400) feet, measured in any direction, of the future right-of-way lines of a scenic route, as designated on the Major Streets and Routes (MS&R) Plan map. If any portion of a development is within the SCZ district, the entire development will be treated, for sign purposes only, as though it were entirely within the SCZ district.

B. *Maximum total attached sign area.*

1. For commercial or industrial uses: one and one-fourth (1.25) square feet per foot of building frontage with a minimum allowance of not less than twenty-five (25) square feet and a maximum of two hundred fifty (250) square feet per tenant. Signs must be oriented toward a scenic route, arterial street, collector street, or the interior of the premises.

Mrs. Kennedy made a motion to uphold the Sign Code Administrator’s Determination. The motion was seconded by Mr. Santa Maria. Mr. Coppola said that he objected to the motion, and the board discussed the motion. A roll call vote was taken and the motion passed with a 4-0 vote.

Mr. Coppola made a motion to approve a Special Permit to allow the sign as an integrated architectural feature sign, with the condition that the signage on the north face of the was align with the building on the south side of the wall it encloses. The motion was seconded by Mr. Santa Maria. The motion passed with a 4-0 vote.

The variance to increase the allowed sign area was withdrawn by the applicant during the hearing.

Mr. Santa Maria made a motion to approve the variance for orientation with findings A-F applying to the property. The motion was seconded by Mr. Coppola. The motion fails with a 3-1 vote. Ms. Kennedy voted in opposition of the motion.

ADJOURN: Meeting adjourned at 4:56pm.